

Agricultural Buildings Design Guide



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Planning and
Environment Services

Bromsgrove District Council
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Planning Policy Guidance Notes

This Supplementary Planning Guidance Note is one of a series, published to help those preparing planning applications produce good designs. The Guides do not aim to remove the need for skilled professional advice but to supplement the services of the professional.

This series of Supplementary Planning Guidance Notes are to be treated as described in central government advice note PPG12 entitled "Development Plans and Regional Planning Guidance" published by the Department of the Environment in 1992. The contents of this series have been cross-referenced to the Bromsgrove District Local Plan policies where appropriate, have been prepared in consultation with the public and have been formally adopted by the Council.

Topics covered in this series are:

- 1 **Residential Design Guide**
- 2 **Shopfronts and Advertisements**
- 3 **Car Parking Standards**
- 4 **Conversion of Rural Buildings**
- 5 **Agricultural Buildings Design Guide**
- 6 **Agricultural Dwellings and Occupancy Conditions**



PLEASE NOTE

This document was originally published in December 1994. Guidelines may well have been updated or changed since this date and therefore we take no responsibility for any inaccuracies contained herein.

*If you have any queries or require further information which relate to this document please contact the **Planning Policy Section**, Planning Department, Bromsgrove District Council.
e-mail: planningpolicy@bromsgrove.gov.uk*



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SECTION 1

Introduction

Farm Building Design

Green Belt Policy

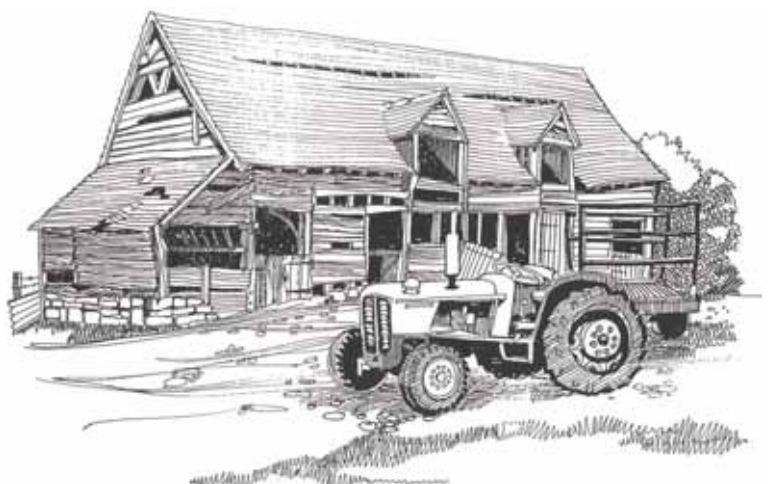
1.0 The countryside is always changing. Farming practices change and farm buildings have to change with them. At the same time, such changes only occur slowly resulting in a countryside that absorbs change but manages to keep its familiar character year after year.

1.1 The attractive appearance of the countryside is affected by modern practices in agriculture and forestry and the need for utilitarian and functional farm buildings. Standard agricultural building designs are the same all over the country. The materials and components of such buildings are likewise standardised: windows, doors, paint and bricks are manufactured centrally and distributed widely. Such standardisation can cumulatively have an insidious effect on the local distinctiveness of the countryside. Therefore the key is to strive for the best of both worlds - functional and well-designed agricultural buildings for modern needs that harmonise with the surrounding countryside and capture the distinctive spirit of the local area.

1.2 Successful building design is not just a matter of what a new agricultural building will look like. In the countryside it is important to look beyond that to consider how new development will relate to its landscape setting and its impact on any settlement where it is to be located.

1.3 The rural areas of Bromsgrove District are within the Green Belt where development is normally restricted to agriculture, forestry, outdoor sport and recreation and other uses appropriate to a rural area. The preservation of the Green Belt remains of paramount importance to the Council and it is important that the visual amenities of the Green Belt are not injured by proposals which although not prejudicing the Green Belt's main purpose, might be inappropriate by reason of their siting, materials or design.

1.4 This guidance note is aimed at anyone who is involved in the erection and use of farm buildings. It sets out the many factors which should be taken into account before a project is commenced, ie. function, siting, design, landscaping etc. all of which contribute to a well designed building.



SECTION 2

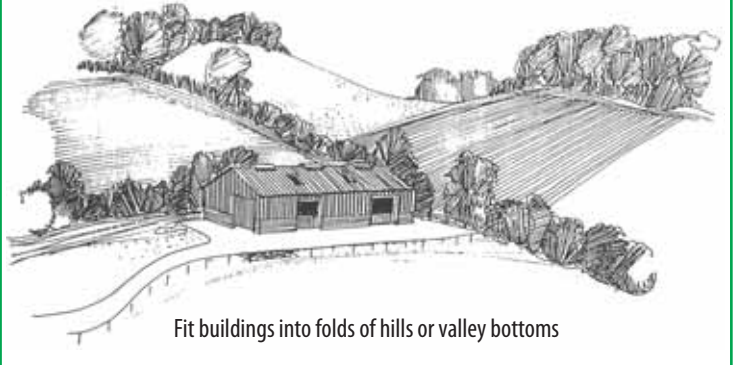
Siting of New Farm Buildings- The Landscape Context

Viewpoints

Skyline

2.0 The position of a new farm building is usually dependant on its function and the space available. In addition the visual importance of the building, both within the landscape and the farm complex itself must be taken into account.

Fig 1



2.1 A modern farm building by nature of its scale and materials can act as a prominent feature in the landscape. It is important therefore, that views into and out of the site are accounted for. Approaching a building obliquely, having perhaps seen it earlier from a distance, is a gentler way to approach a large building. (Fig 1)

Fig 2



2.2 New buildings should respond to contours and the natural form of the land by fitting into folds or valley bottoms and avoiding platforms or exposed skylines or ridges. It will be necessary to prove that an open country site is required. (Fig 2)

Fig 3



Planting and overhanging eaves help intergrate low buildings into landscape



Careful location of tall buildings can suggest a settlement

Profile

2.3 Where possible buildings should have a low profile. Planting around new buildings will further help to integrate low buildings into the landscape. Overhanging eaves and big roofs settle a building into the landscape, create shadows and give shape to a building. However, where height is unavoidable (eg. silos) then careful location can still give a traditional and humanising effect perhaps suggesting a settlement. The addition of a tall element such as a clocktower or weathervane can achieve a worthwhile result. (Fig 3)

Fig 4

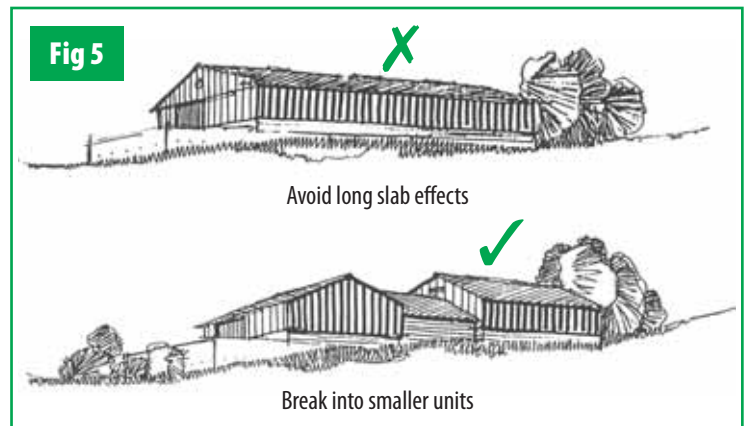


Darker roofs blend into the landscape more easily than white or reflective materials

Colour

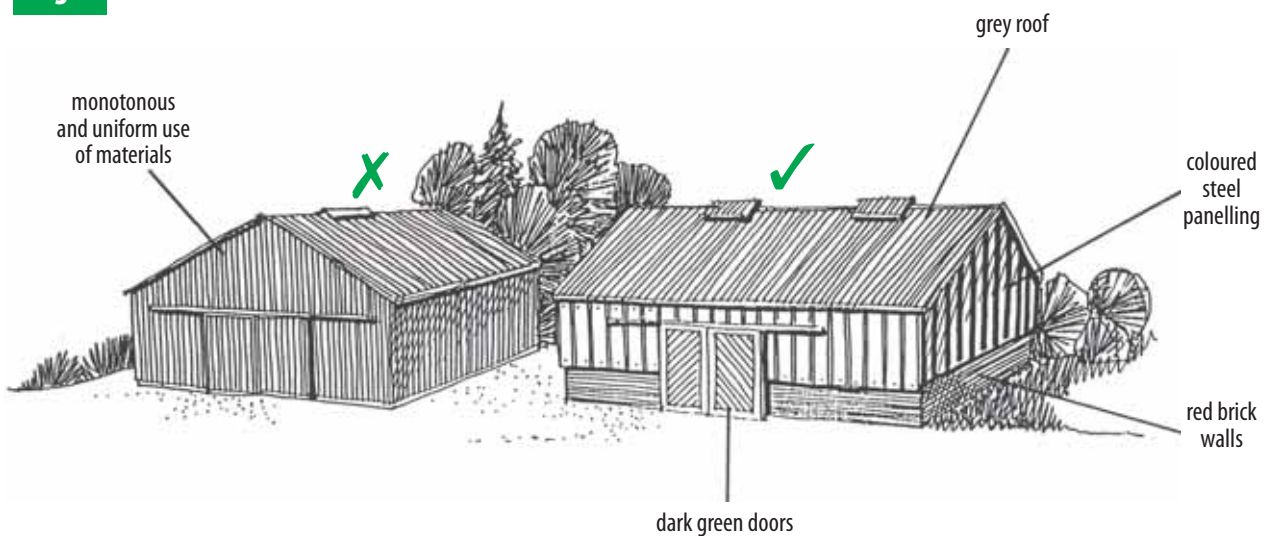
2.4 Roofs should be dark wherever practical, with a non-reflective finish, taking their cue from the landscape in terms of colour and texture. Pale or white buildings reflect more sunlight and should be avoided as they are more conspicuous. (If a building has to be light coloured to reduce internal temperatures, then careful siting and planting will be essential). Generally, colours should be "earth colours" such as browns, greys or greens to reflect local materials eg. red bricks with a rustic finish. Green colours should be used with care since they may clash with the changing greens in the landscape. Colours should preferably be matt, avoiding high-gloss paints. (Fig 4)

Scale



2.5 Where a large single building may have an unacceptable intrusive impact on the countryside, one or more smaller buildings might provide greater flexibility and have a more satisfactory impact on the landscape. It may be possible to break up a large single shed into several smaller units and step the profile if ground levels or unit type allows. (Fig 5)

Fig 6



A mixture of materials of contrasting texture can help to reduce apparent scale

Materials

2.6 Using a combination of materials such as brickwork and coloured steel panelling can help to reduce apparent scale in the landscape and achieve a pleasing effect. A mix of materials on the walls to break up large areas can be particularly effective but care should be taken to ensure that these are well proportioned. (Fig 6)

Grouping

Historic and Traditional Buildings

2.7 When seen from a distance it is not the siting of a building which is apparent but its scale in relation to adjacent buildings. Tight clusters of buildings generally look more settled in the landscape than scattered ones. For this reason, new buildings should form part of a group rather than stand in isolation.

Existing buildings can “hide” new development or provide a basis for extension by indicating which materials to use. Very often there is space in and around existing out-buildings to fit another unit in without entering into a green field site.

2.8 In the case of an existing group of traditional or historic buildings, it may sometimes be best to site a new building of modern design away from the group to avoid visual conflict.

Special “quarantine” stock such as pedigree pigs may also require a more remote location.

Fig 7



Lines of conifers are not appropriate



Break-up outline with native species, trees and shrubs

Planting

2.9 Consideration of the visual impact of farm buildings and structures on the wider landscape is as important as siting and design. The impact of new buildings can be softened by careful landscaping reflecting the local landscape character. Planting around modern farm buildings with appropriate native species of assured British origin, reflecting the existing pattern of woodlands, copses and hedgerows can create new landscape features and wildlife habitats. This helps to integrate new buildings in the wider landscape. Fast growing conifers should be used sparingly as these rarely look right in an English rural scene and they should be used only as nurse species for slower growing deciduous trees. Sometimes screening of new buildings may be appropriate by means of a broad hedgerow with trees or wider woodland belt but in other cases planting as a foil or frame for buildings, producing a structural feature linking buildings to the open countryside, may be appropriate. In either case planting should not be too close to a building so as to cause nuisance or danger to livestock. In some instances the siting of new buildings adjacent to existing woods or shelter belts may provide valuable screening and provide an advantageous microclimate for the rearing of stock or storage of produce. (Fig 7)

SECTION 3

Siting of New Farm Buildings- Within the Farm Complex

Slope

Microclimate

Trees

Access

Drainage

3.0 A flat site has the advantage of requiring little in the way of “cut and fill”. However sloping sites have several advantages:

- ◆ Setting a building into a slope can reduce its impact on the landscape;
- ◆ The slope can provide shelter and a warm aspect;
- ◆ Sloping sites may be less productive agricultural land;
- ◆ Spoil from excavation can be used in earth moulding for landscaping;
- ◆ Slope can result in ‘stepped’ buildings which can produce interesting roof patterns.

3.1 Shelter can be an important consideration as lack of shelter can have important implications for livestock and working conditions. Wind tunnels must be avoided and therefore buildings should be sited at right angles to the slope of the hill. Frost pockets should be avoided and protection afforded from snow and rain. Buildings require varying degrees of sun and shade. For example, low temperature stores and intensive livestock housing will be adversely affected by solar heat and both require shade.

3.2 Trees can play a vital role in reducing the visual impact of a building. They can provide a good “backdrop” thereby softening the effect of a large expanse of roof material. Furthermore, their vertical emphasis provide a contrast to the horizontal emphasis of modern farm buildings.

3.3 Access to new buildings from land in the case of stock routes, crop collection and distribution needs to be considered in the site planning together with suitable manoeuvring space. In addition access to public highways needs to be considered with regard to distribution of milk tankers, grain lorries etc.

3.4 Long term site planning is important for drainage provisions. Flood plains and flash flood routes should be avoided. The District Council will consult the National Rivers Authority before giving approval for a new building and enterprise in accordance with the Water Resources Act 1991 in order to influence the management and control of pollution of the surrounding land.

Fire and Security

Amenity

Environmental Assessment

SECTION 4

Relationship to other Buildings

Listed Buildings

3.5 There is seldom an overwhelming operational need for the isolated siting of a farm building except for the particular needs of pedigree stock prone to disease. Outlying buildings are an obvious security risk, especially with a separate access. The majority of farm fires are caused by trespassers and these considerations need to be taken into account in farmstead layout. Preferably there should be only one gated approach road overlooked by the farmhouse. Within the farm complex sub-grouping should be adhered to by separating “clean” from “dirty” enterprises. For example, one should approach the clean enterprises first from an approach road to a farm (eg. farm machinery, farm office, farmhouse).

3.6 The effects of noise and smell on nearby dwellings should be taken into account in detailed site and design planning. Shared access should be avoided where this involves use of a public road.

3.7 Some agricultural schemes are subject to control under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 (as amended). These include:

- a) New pig rearing installations of more than 4000 sows or 5000 fattening pigs;
- b) New poultry rearing installations of greater than 100,000 broilers or 50,000 layers;
- c) Salmon farming including salmon hatcheries and installations for the rearing of salmon;
- d) New drainage and flood defence works where the project is likely to have a significant environmental effect.

4.0 When considering the siting of a new building and its relationship with other buildings, it will be the overall best interest of the group that is most important. The existing grouping of farm buildings should remain the dominant element in the landscape and new buildings should be carefully sited so as to appear part of the group. (Fig 8)

4.1 The siting of new proposals where there are listed buildings is of particular importance. For development or alterations affecting listed farm buildings and farmhouses, the whole pre-1948 farmstead is deemed to be within the curtilage and also listed, all alterations thereby requiring listed building consent. The existing group of traditional buildings should remain the more dominant element in the landscape and if a new building is to be positioned adjacent to existing buildings, it should appear as part of the group. Where there is an existing group of traditional buildings, it may sometimes be best to site a new building of modern design away from the group to avoid visual conflict. (Fig 9)

Fig 8

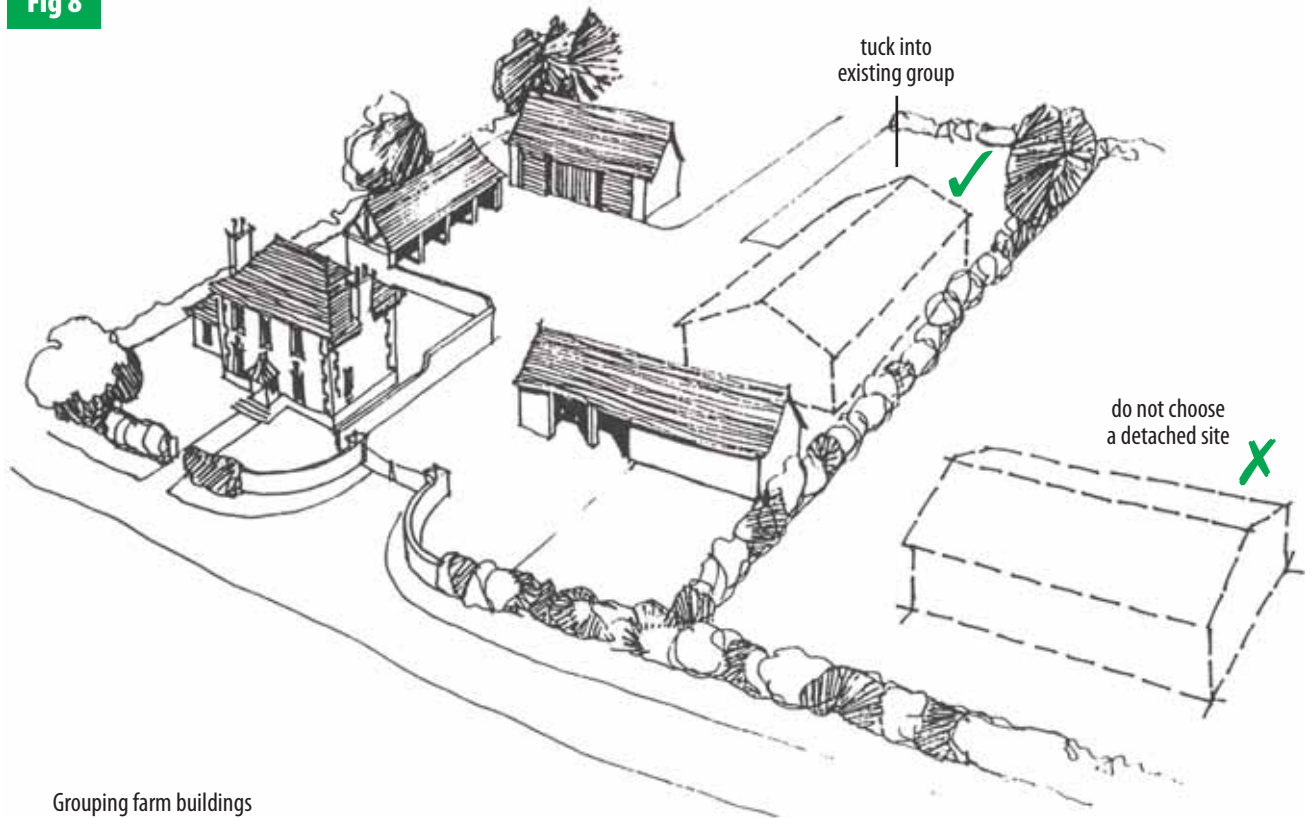
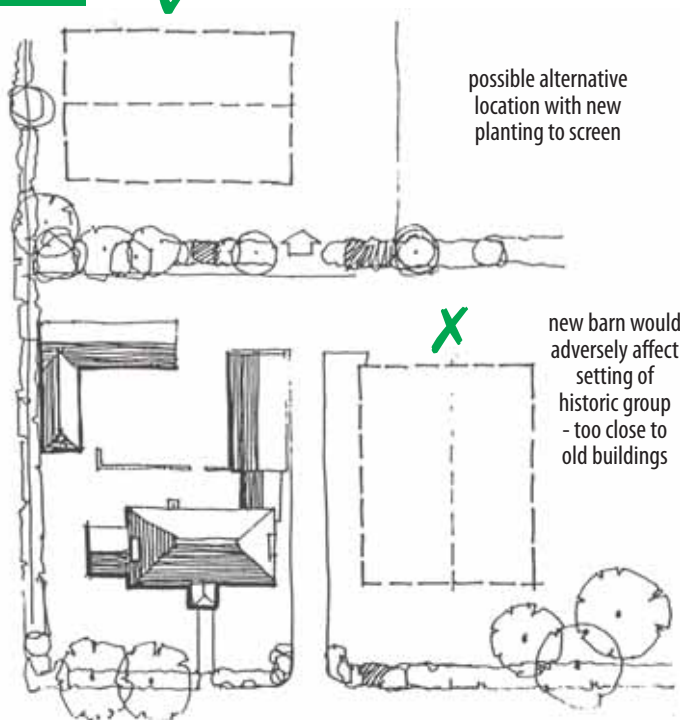


Fig 9



Listed, Historic and Traditional farm buildings

SECTION 5

Materials and Detailing

Local Distinctiveness

Practical Considerations

Brick

Concrete

Timber

5.0 Traditionally, local materials were used because of cheapness and ease of access. Today, with modern distribution and manufacturing methods, materials may originate from all over the country and therefore true 'vernacular' has disappeared. However, modern buildings using modern materials can make just as much of a contribution to their environment. Diversity and distinctiveness are important parts of our countryside and new farm buildings should play their part in retaining them. The District Council will expect traditional or sympathetic materials to be used for developments taking place in the setting of a listed building or in a conservation area.

5.1 The past use of building materials relates closely to the geology of the area. The idea of using materials with such a direct connection to the nature of the site and its surroundings is attractive but practical considerations must be taken into account. Several factors should be considered before choosing a material:

- a) Initial cost vis a vis life expectancy of the material.
- b) Costs and speed of erection on site.
- c) Short term and long term maintenance costs eg. steel frames must be protected against rusting, timber requires preservation.
- d) The visual qualities of the material eg. dark or light, smooth or textured, solid or flimsy.
- e) Potential for future alterations/extensions or re-use.
- f) Strength

Materials in general use in agricultural buildings are described below:

5.2 Advantages include its durability and low maintenance. An extensive range enables brickwork to blend in with existing buildings. It is useful where strength is required in retaining walls and it is usually attractive. The disadvantage is its expense.

5.3 Concrete is used either in prefabricated reinforced panel systems or blockwork built into building elevations. Panel systems appear on the elevations of storage buildings and silage clamps either in vertical or horizontal form whilst blockwork is used for stock and general purpose buildings. The visual impact of concrete panels can be improved with coatings and blockwork can be coloured.

5.4 Timber is easy to handle, strong and has good texture. Attached to walls as spaced boarding, it can provide ventilation and look attractive. Modern preservatives can create a variety of colours and timber is easily replaced and re-used. Timber doors can be used as an alternative to steel. Many prefabricated pig and poultry buildings are in timber.

Fibre Cement

Metals

Lighter Materials

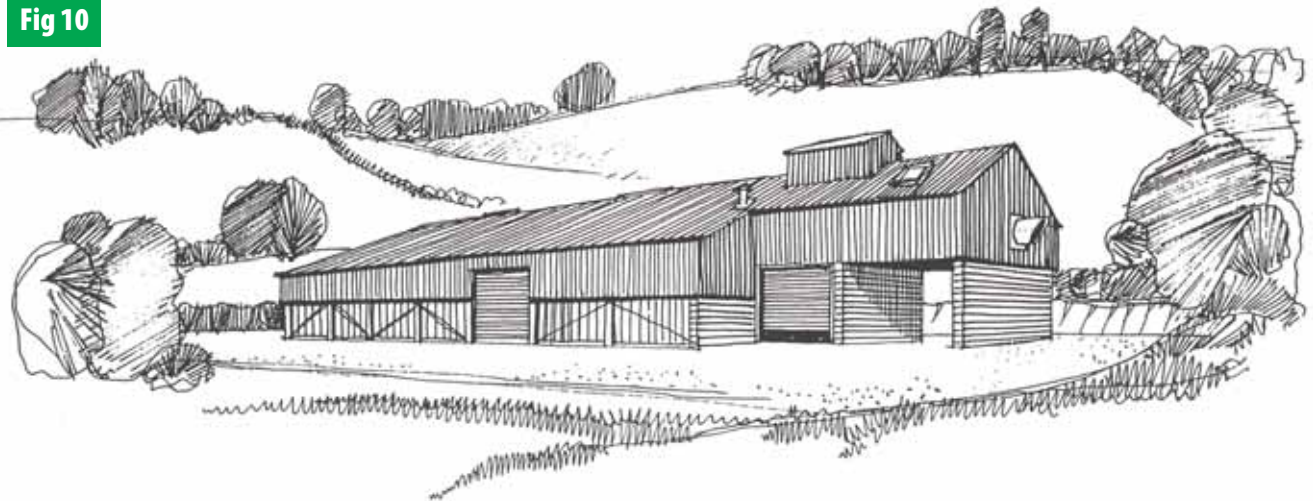
5.5 Fibre cement sheeting is used extensively for livestock buildings, particularly for roofs. It is relatively cheap but should not be used where damage is possible by machinery or livestock. It is available in various rounded profiles and in British Standard colour ranges by surface treatment. Fibre cement sheeting will weather to a dark grey colour in five years.

5.6 Metals are available in a variety of profiles, shapes and colours. Painted or PVC coated materials are available in sheet form with applied coatings. These are light and often used for roofs. Aluminium is available in louvred sheeting for side end elevations.

Metal walling systems are used for grain and other storage purposes to prevent salmonella.

5.7 PVC netting or webbing are used for ventilation on elevations.

Fig 10



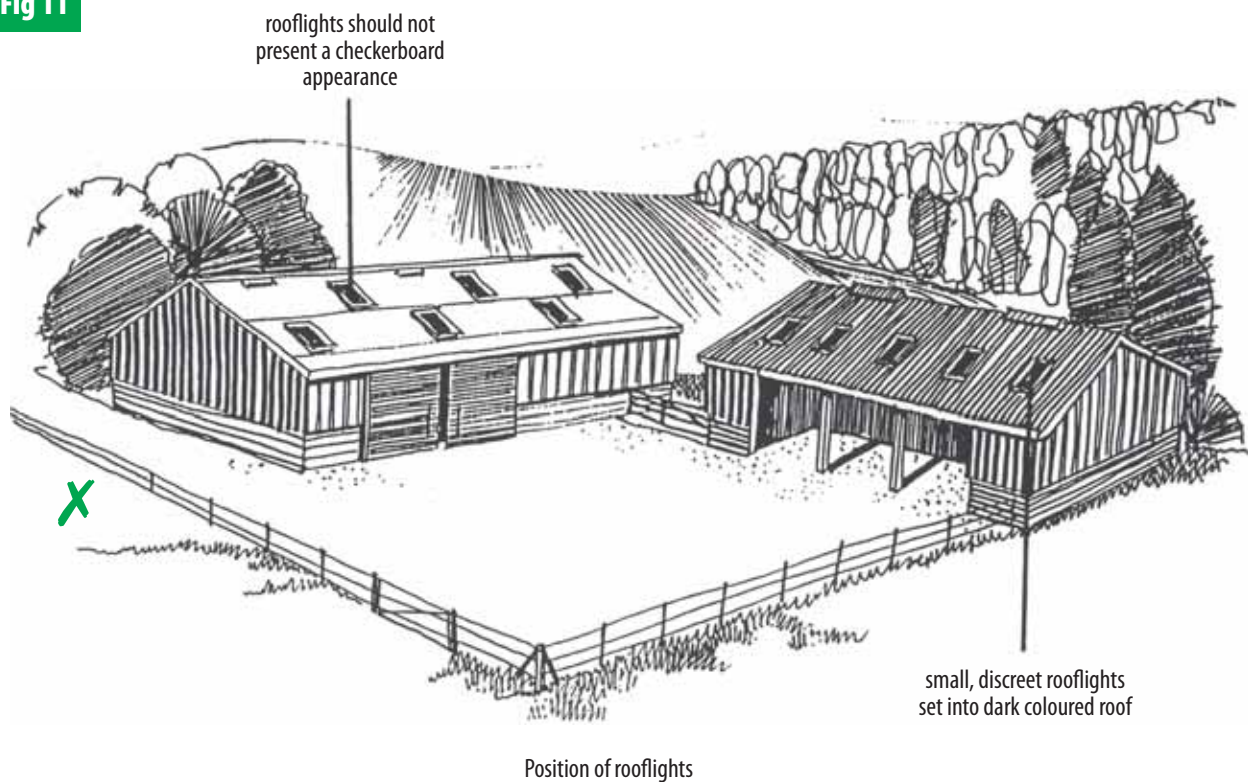
Grain store set into the hillside to reduce visual impact with overall low profile.
Walls are galvanised grain panels with dark brown steel cladding at high level.
Roof is slate blue fibre cement sheeting, dark and non-reflective

Detailing

5.8 Choice of materials should always take into account the adjacent landscape, buildings, walls and gates. A good spatial design can be ruined by poor fencing, gates, rainwater provisions, inadequate doors and windows. A particular problem on farms is damage by vehicles. Robust details, protection for vulnerable elements of buildings and stand-off spaces are all useful:

- a) Well designed rainwater goods can enhance the appearance of a building and care should be taken to ensure that they cannot be damaged by livestock or farm machinery.

- b) Good ventilation is essential to provide healthy conditions for stock. Ventilation units should also be in proportion with the whole building and careful use of colour can assist in making these a design feature. Ventilation comprises two main types: at the junction of materials for example between the upper and lower sections of a wall; purpose made ventilators for use on roofs or walls.
- c) Doors and windows can make or mar the look of a building. The size and proportion of the door opening in relation to the surrounding wall should be carefully considered. Large doors on gable ends should be kept well away from roofs to give a pleasing form. Windows are often not needed since a good level of light can be achieved with unglazed openings, space boarding or electric light. Where windows are required they should be consistent in style and size, lining up with one another where appropriate. The proportions of windows can be chosen to emphasise or play down the line of a building and should be compatible with those in nearby buildings. Sills should be provided to prevent water damage. Rooflights can transform the working conditions in a building but should not dominate the roof nor be placed to give a checkerboard appearance. A few large roof lights are generally better than many smaller ones. (Fig 11)

Fig 11

- d) Yards should not be looked upon in terms of agricultural functions alone but also as an opportunity for integrating new building with existing areas and the landscape. Concrete is expensive and only used where essential eg. livestock.
- e) Fences, walls, hedges - rural views are largely made up of them. They can be used or restored to link buildings into the landscape, join buildings together, reduce their apparent scale and create enclosures that will provide shelter and privacy. Height should be considered: 1.5 metres is below eye level but 2.0 metres cuts off the view. Colour of fencing is important for example white concrete posts are very intrusive.

SECTION 6

Equestrian Activities

Green Belt Policy

Landscape Considerations

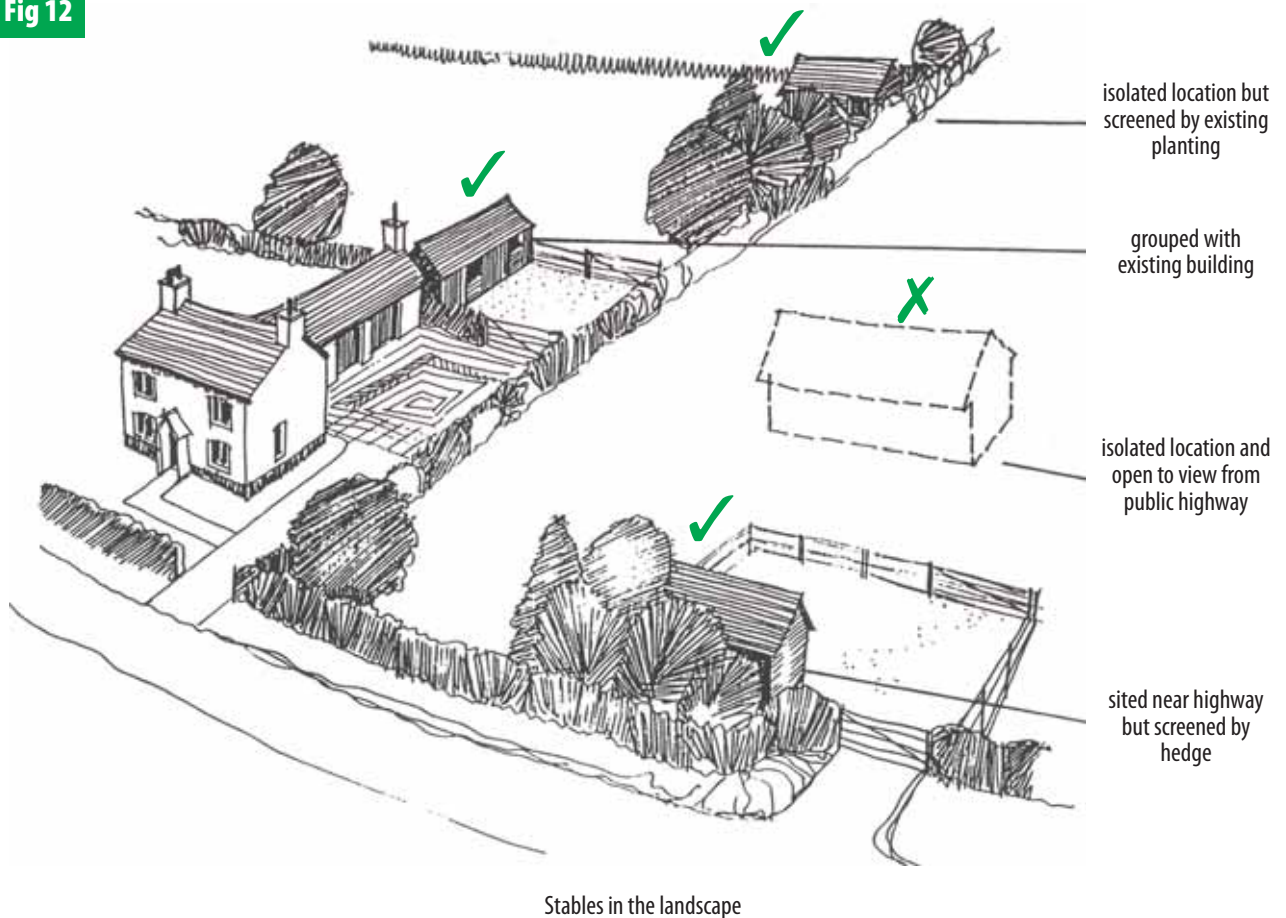
6.0 Whilst the keeping of horses is considered to be an appropriate use within a rural area and Green Belt, as it relates to a generally open use of land, the establishment of certain equestrian centres may not be suitable within the Green Belt because of their prejudice to the principle of Green Belt openness. Those centres that include a variety of uses such as showjumping, racehorse training and livery and indoor equestrian centres with associated large new buildings and outdoor manage/jumping areas may not be acceptable, being contrary to established Green Belt policies and principles. Such developments may be considered intrusive elements in the landscape. The associated increase in vehicular traffic on the roads in the vicinity and the possible overloading of the carrying capacity of the local bridleway network can be unacceptable.

6.1 A balance needs to be achieved that will allow for the satisfactory care of horses without the potentially destructive effects of grassland mismanagement and without being detrimental to Green Belt policies. Areas of nature conservation or landscape interest will not be suitable for equestrian activities. Specific guidance on grassland management can be obtained from the British Horse Society or from the Countryside Commission.

6.2 Where an equestrian activity is accepted in principle, the erection of freestanding stables and shelters in the Green Belt will only be permitted if they are closely related to existing groups of farm buildings or are adjacent to existing natural screening, are in valley bottoms or in the folds of hills, well screened from public view. They should be of a high standard of design and construction using traditional or sympathetic materials and additional screening may be required in appropriate circumstances. Isolated positions within open fields, where they would be conspicuous such as on a skyline or podium would be unacceptable. (Fig 12)



Fig 12



Conversion of Rural Buildings

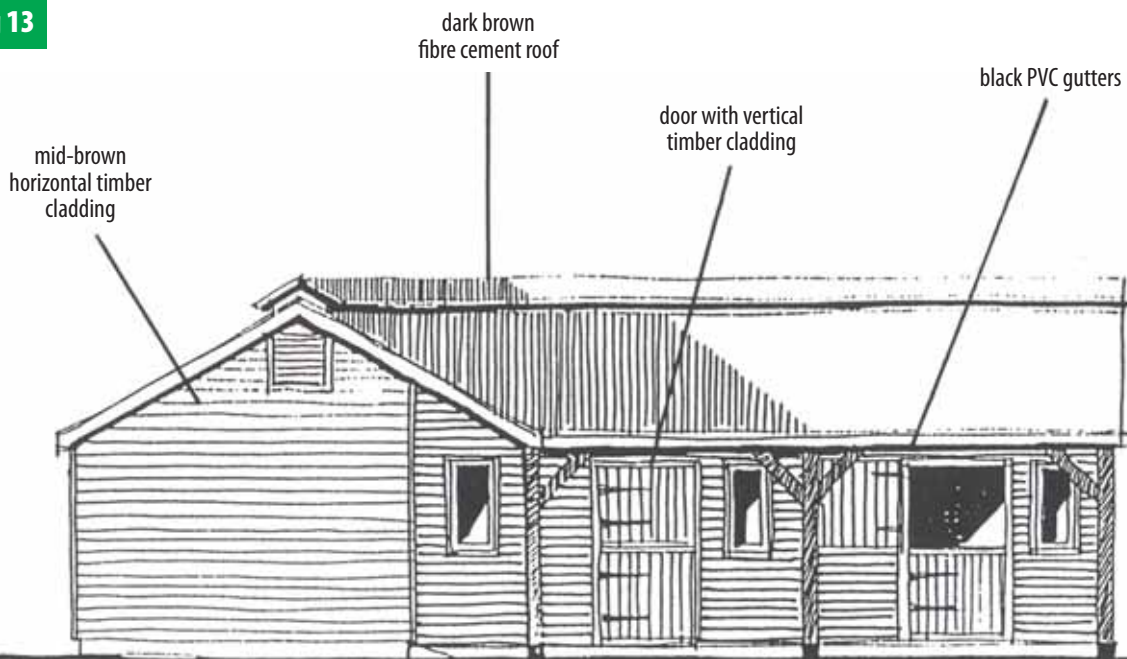
Materials

6.3 Favourable consideration will be given to the conversion of existing agricultural and other rural buildings to provide stabling facilities. Such re-use helps to reduce demands for new building in the Green Belt. Further advice is contained in Supplementary Planning Guidance Note 4 "Conversion of Rural Buildings".

6.4 Materials used in the construction of stabling should reflect the nature and purpose of the building and should be sympathetic to location. The use of stained wood can be acceptable provided that the structure is properly maintained. Stables constructed of brick and tile should reflect the local character of the area and all stables should have pitched roofs in the interests of visual amenity. Doors, window frames and roofs should be dark in tone to reduce visual impact. (Fig 13)

6.5 Stables and field shelters need to be of a size that is comfortable for their purposes but not large enough to enable easy conversion to other uses. In general, each loose box within a stable block will need to be from 3m to 5.5m in length and from 3m to 5m in width. An internal clear height ranging from 2.3m to 3.3m will be necessary.

Stable and Shelter Size

Fig 13

New Stabling

Fencing and Screening

6.6 The erection of fencing to enclose a paddock or the removal of an existing hedgerow can have a detrimental effect on the landscape. Fencing should, therefore, be painted or stained in a dark colour and additional screening should be provided by planting wherever possible. Additional screening will be required if outdoor storage of equestrian related materials is necessary.

SECTION 7

Legislation and Policies

Planning Permission

7.0 Generally, planning permission is required unless the proposal:

- (i) Constitutes use of land or existing buildings for agriculture or forestry; or
- (ii) Is permitted by the Town and Country Planning General Development Order (GDO) 1988, as amended.

The GDO grants a general planning permission (known as "permitted development" rights) for certain types of development. This means that a specific planning application is not needed if a project falls within one of the categories set out in the GDO and meets all the conditions laid down.

General Development Order and Permitted Development

The General Development Order and Permitted Development

7.1 The GDO was amended in 1991 to introduce several important changes to agricultural permitted development rights. The main changes are:

- ◆ Agricultural holdings of less than 5 hectares no longer benefit from the previous permitted development rights to construct farm buildings.
- ◆ More limited permitted development rights have been introduced for agricultural holdings of less than 5 hectares.
- ◆ Before making use of some agricultural permitted rights, a prior notification procedure has been introduced (Appendix 1).

7.2 The Town and Country Planning General Development (Amendment No. 3) Order 1991 requires full development control procedures to apply to all holdings of less than 5 hectares (12.5 acres) and to agricultural areas of less than 1 hectare (2.5 acres) on holdings of more than 5 hectares, with the introduction of two categories of permitted development rights (Class A and Class B).

7.3 Permitted development rights for erecting, extending or altering a building and for excavations and engineering operations are available to agricultural units of at least 5 hectares under **Class A**. More limited rights including extensions and alterations adding not more than 10% to the content of the original building are available to smaller units of between 0.4 - 5 hectares under **Class B**. **Class A** rights are not available on separate parcels of land of less than 1 ha while **Class B** rights are not available on separate parcels of less than 0.4 ha.

Summary of Permitted Development Rights for Classes A and B Agricultural Holdings

7.4 The following is a guideline to farmers who until recently have been exempt from statutory development control procedures relating to agricultural activities. The guidelines are not comprehensive and early consultation with the District Council is essential.

7.5 Permitted development under Classes A and B:

- ◆ Must be on agricultural land, which is defined as land in use for agriculture for the purposes of a trade or business, excluding any dwelling house or garden;
- ◆ Must be reasonably necessary for the purposes of agriculture within the unit;

- ◆ Must not create, alter or extend a dwelling;
- ◆ Must not be within 25 metres of the metalled part of a trunk or classified road.

7.6 For Permitted Development under Class A:

- ◆ Development giving rise to buildings, structures or works not designed for agricultural purposes is not permitted;
- ◆ Buildings, structures or works must not exceed 12 metres in height or be within 3 kilometres of the perimeter of an aerodrome;
- ◆ The ground area of any works or structure (other than a fence) for accommodating livestock or any plant and machinery arising from engineering operations or of any building erected or extended under this Class must not exceed 465 square metres;
- ◆ Buildings for livestock, slurry and sewage sludge stores that do not extend to development within 400 metres of the curtilage of a 'protected building', ie. residential and other permanent buildings occupied by people;
- ◆ Development consisting of significant extension or alteration of a building may be carried out only once;
- ◆ Prior Local Planning Authority approval may be required for details of new buildings, significant extensions and alterations, farm roads, certain excavations and waste deposits.

7.7 For Permitted Development under Class B

- ◆ The external appearance of the premises must not be materially affected;
- ◆ Buildings for livestock, slurry and sewage sludge stores that do not extend within 400 metres of the curtilage of a 'protected building';

Fish Farming

Horses

- ◆ Extensions and alterations to agricultural buildings must not increase the height of a building; must not increase the cubic content of the original building by more than 10%; must not bring the ground area of the building to more than 465 square metres; be no more than 30 metres from the existing building nor be within 5 metres of any boundary of the unit; must not involve the extension, alteration or provision of a dwelling;
- ◆ Prior Local Planning Authority approval may be required for details of new buildings, significant extensions and alterations, farm roads, certain excavations and waste deposits.

7.8 Planning controls over fish farming are similar to agricultural development with the withdrawal of permitted development except in connection with repair and maintenance and the installation of equipment on units of less than 5 hectares (12.5 acres). For units above 5 hectares prior notification to the Planning Department is required on siting, appearance, nature conservation and heritage considerations. Controls apply to the siting and appearance of floating fish tanks. Engineering and excavation operations which individually or collectively exceed 0.5 ha (1.3 acres) on one site are also subject to prior notification.

7.9 Planning permission is not required for horses if they are grazed, are bred or kept entirely for the purpose of their use in the farming of land, or for food production since these are regarded as agricultural uses of land. However, if horses are kept for any kind of recreational purpose, it is not an agricultural use of land and planning permission may be required.

7.10 Planning permission is not required for the keeping of horses within the curtilage of a dwelling house, provided they are kept entirely for the domestic needs or personal enjoyment or the occupants of the dwellinghouse. Stabling can be erected within the curtilage of a dwellinghouse, subject to size limitations.

7.11 Planning permission is required for the provision of all stabling and covered shelter facilities that are not within a residential curtilage unless required in connection with the agricultural use of land, when agricultural "permitted development" rights will be applicable. Planning Policy Guidance Notes 2 and 7 entitled respectively "Green Belts" and "The Countryside and the Rural Economy" give advice on agricultural horse development.

Development Plan

HWCC Structure Plan Policy A3

HWCC Structure Plan Policy A5

BDLP Policy DS2

7.12 Relevant policies relating to agricultural development are set out in The Hereford and Worcester County Structure Plan Written Statement (1986 - 2001) published in 1993. These are as follows:

APPLICATIONS FOR THE CONSTRUCTION OF AGRICULTURAL BUILDINGS WILL BE TREATED SYMPATHETICALLY WHERE A NEED CAN BE SHOWN BUT SUCH BUILDINGS SHOULD, WHEREVER POSSIBLE, BE SO SITED AND DESIGNED AS TO HARMONISE WITH THE SURROUNDING RURAL AREA.

INTENSIVE FOOD PRODUCTION UNITS WHICH CAN BE OPERATED SEPARATELY FROM NORMAL FARMING PROCESSES SHOULD ONLY BE LOCATED WHERE THEY:

- I) CONFORM WITH POLICIES CTC1 AND CTC2 RELATING TO DEVELOPMENT IN AREAS OF OUTSTANDING NATURAL BEAUTY AND AREAS OF GREAT LANDSCAPE VALUE;
- II) CONFORM WITH POLICIES CTC3 AND CTC4 CONCERNING DEVELOPMENT IN RELATION TO SITES OF NATURE CONSERVATION IMPORTANCE;
- III) CONFORM WITH POLICY CTC5 CONCERNING DEVELOPMENT IN RELATION TO SITES OF ARCHAEOLOGICAL IMPORTANCE;
- IV) WILL NOT ADVERSELY AFFECT THE SITE OR SETTING OF FEATURES OF LANDSCAPE OR HISTORIC IMPORTANCE INDICATED IN POLICIES CTC6 AND CTC7;
- V) HAVE REGARD TO POLICY CTC9 AND TO THE EFFECTS ON THE ROAD SYSTEM AND ON NEARBY SENSITIVE USES;
- VI) MAKE ADEQUATE PROVISION FOR THE MANAGEMENT OF WASTE AND RESIDUES WHICH ARISE.

7.13 The Bromsgrove District Local Plan policies that relate to agricultural development are contained in the "District Strategy" and "Countryside" chapters of the local plan and are as follows:

Permission for development in the Green Belt will not be given, except in very special circumstances, for the construction of new buildings or for the change of use of existing buildings unless one of the following instances applies:

- a) Development is for the purposes of agriculture and forestry, outdoor sport, cemeteries, institutions standing in extensive grounds, or other uses appropriate to a rural area;



BDLP Policy C4

- b) Development is for housing in accordance with the special circumstances set out in policy S9;
- c) Proposals are for the reuse of redundant rural buildings, in accordance with policy C27;
- d) Proposals are the re-use or redevelopment of sites and buildings of redundant hospitals. Preference will be given to proposals for uses compatible with the Green Belt, but failing that, consideration will be given to other uses. Preference will also be given to proposals for conversion, but if the existing buildings or parts of them, are unsuitable for conversion, any redevelopment should not normally occupy a larger area of the site nor exceed the height of the existing buildings.

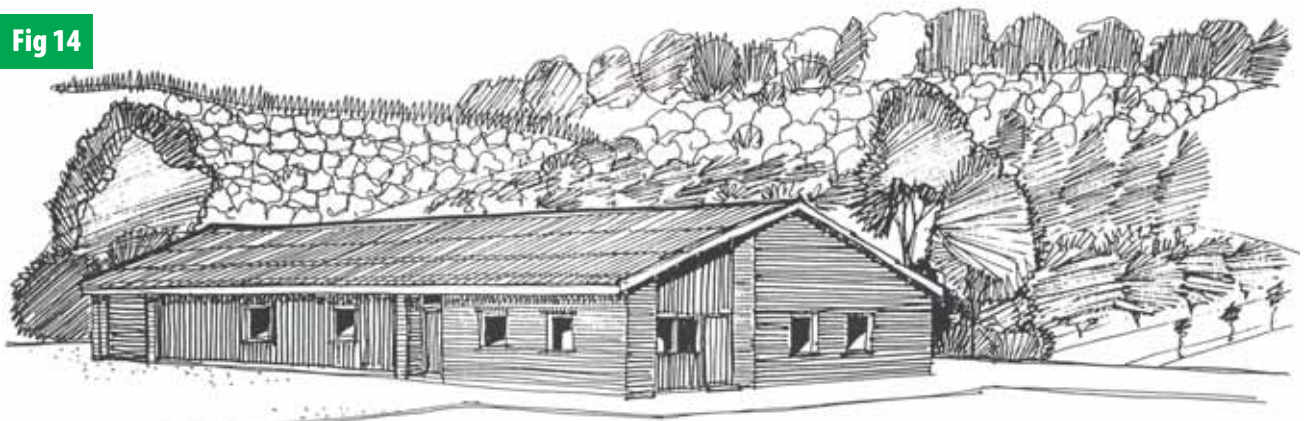
When assessing development proposals the District Council will consider the impact of the scheme on the landscape. Development will not normally be permitted where:

- a) It has a detrimental affect on the landscape and, in particular, in designated areas of high landscape quality (Landscape Protection Areas or Areas of Great Landscape Value);
- b) It is located on prominent slopes or major ridge lines;
- c) It adversely affects woodland and hedgerows including ancient areas of the same;
- d) It adversely affects water features where these are an important component in the landscape.

BDLP Policy C5

Applications for development should be accompanied by satisfactory landscaping schemes, where these are judged by the District Council appropriate to complement the proposals at the time of submission of a detailed planning application.

Fig 14



Apple pack house; steel portal frame structure is sub-divided and clad in dark brown plastic coated steel sheeting and re-used local bricks. Overhanging eaves with roof in fibre cement sheeting.

Appendix 1

Prior Notification Procedure

1.0 For agricultural units of 5 hectares or more a prior notification scheme has been introduced before implementation can take place under the various categories of permitted development. This is set out in Parts 6 and 7 of Schedule 2 to the General Development Order as amended. This scheme also applies to units of less than 5 hectares where proposals relate to extensions and alterations of buildings and the provision, rearrangement or replacement of roads.

1.1 Where this procedure applies, the District Council has 28 days to decide whether its approval will be required for:

- ◆ The siting, design and external appearance of agricultural or forestry buildings;
- ◆ The siting and means of construction of a private way;
- ◆ The siting of excavations or waste deposits with an area exceeding 0.5 hectares; and
- ◆ The siting and appearance of fish tanks.

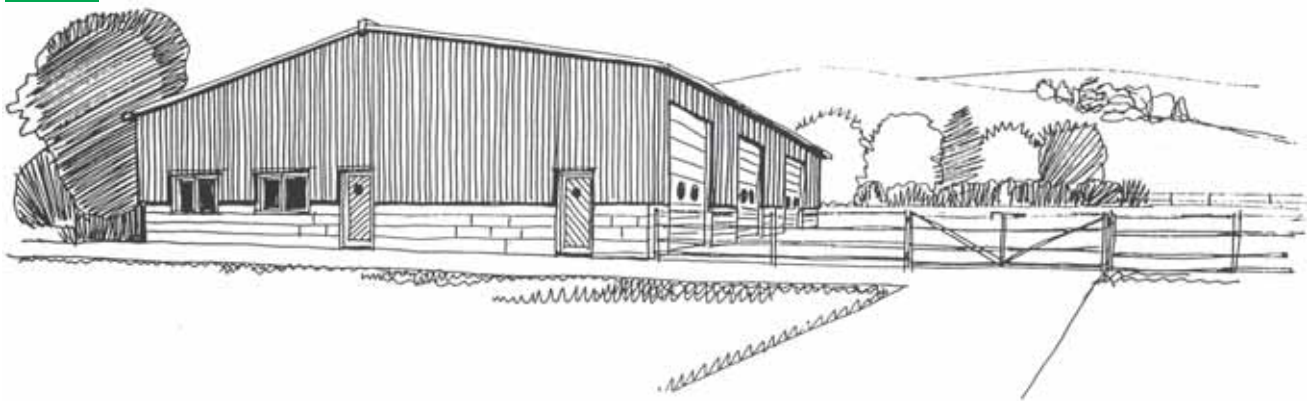
1.2 Where this procedure applies the appropriate forms are available from the Planning Department and should be completed with a description of the proposed development including materials to be used and a site plan. The District Council has 28 days in which to decide whether or not its prior approval is required. If it states that its prior approval is not required, or if 28 days elapse without the Council deciding whether its prior approval is required, one may go ahead in accordance with the details submitted.

1.3 If the Planning Department gives notice that prior approval is required, one must within one week of receiving notice from the District Council, put up a site notice in the prescribed form on or near the site which must stay up for three weeks. The District Council will have an eight week period from the receipt of the submitted details to issue their decision. If details are requested for formal approval, these will be regarded in the same way as applications for reserved matters following the grant of outline planning permission and subject to conditions being attached when approval is given. Such conditions may specify that a colour scheme for the external surfaces of walls and roofs of proposed buildings shall be submitted for approval or that roof coverings be treated with a weathering agent. If an original proposal is modified by agreement, the Planning Department will give a written approval to the modification to make it clear that a farmer has authority to proceed with the modified proposal. Those required to submit details for approval have the right of appeal to the Secretary of State for the Environment if approval is refused or is granted subject to conditions with which they disagree, or if notice of a decision on the details submitted is not given within the eight week period.

1.4 Special considerations apply to forestry roads which are subject to consultation procedures operated by the Forestry Commission, local authorities and other agencies.

1.5 The District Council will need to consider the effect of the development on the landscape in terms of visual amenity and the desirability of preserving ancient monuments and their settings and sites of recognised nature conservation value (ie. SSSIs and Local Nature Reserves). It is essential therefore that careful consideration is given to these points in drawing up proposals.

Fig 15



Implement shed and office with dark coloured roof and steel cladding contrasting low level block work and brightly coloured doors.

Bibliography

- 1) 'The Design Council's Catalogue of Farm Buildings: Structures, components and fittings' - Design Council 1977.
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- 3) Farm and Rural Buildings Centre Conference Papers, National Agricultural Centre, Stoneleigh, 1991.
- 4) PPG7 'The Countryside and the Rural Economy' DoE. 1992.
- 5) PPG 2 'Green Belts' DoE. 1988.



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Bromsgrove
District Council

www.bromsgrove.gov.uk

Planning and Environment Services

Bromsgrove District Council, The Council House, Burcot Lane, Bromsgrove, Worcestershire B60 1AA.
Main Switchboard: (01527) 873232, Textphone: (01527) 881291, Fax: (01527) 881313, DX: 17279 Bromsgrove
e-mail: planningpolicy@bromsgrove.gov.uk